

1200 STEWART STREET
ALLEY VACATION
DESIGN COMMISSION MEETING #3

April 1, 2010
DPD PROJECT 3007548

LEXAS COMPANIES

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN



PROJECT TEAM

DEVELOPER
Lexas Companies LLC

DESIGN ARCHITECT
Thoryk Architecture Inc

ARCHITECT OF RECORD
Tiscareno Associates

LANDSCAPE ARCHITECT
Berger Partnership PS

LAND USE ATTORNEY
McCullough Hill PS

TRAFFIC & TRANSPORTATION
Transportation Northwest

SUSTAINABILITY
Green Building Services

BACKGROUND

- 3 Time line**
- 4 Site and Vicinity**
- 6 Typical Floor Plans**
- 7 Denny Way Elevation**
- 8 Sustainability and Podium Landscaping**
- 10 Existing Site**

FOCUS OF PRESENTATION

- 11 Design Commission Comments**
- 12 Public Benefits Summary**
- 13 Detailed Streetscape Designs**
- 25 Landscape Plan**
- 26 Conceptual Lighting Plan**
- 27 Internal Arrival Area**



PROJECT TIMELINE

DESIGN REVIEW BOARD

Early Design Guidance 1

September 25, 2007

Early Design Guidance 2

December 4, 2007

Early Design Guidance 3

May 13, 2008

Early Design Guidance 4

November 25, 2008

Early Design Guidance 5

April 28, 2009

Recommendation Meeting

February 23, 2010

ALLEY VACATION

Design Commission

June 19, 2008

Design Commission

October 16, 2008

Design Commission

April 1, 2010

OTHER

Master use Permit

Application: May 18, 2009

Corrections #1: February 9, 2010

Corrections #2: March 25, 2010

Denny Way Streetscape Planning Group

June, 2008 - Workshop

July 10, 2008 – Meet with Consultant

August 20, 2008 – Workshop

SDOT

August 27, 2008 – Curb alignment meeting

June 18, 2009 – SIP Design Guidance meeting

June 25, 2009 – Virginia and Minor curb bulb meeting

July 9, 2009 – Virginia and Minor Bus turning meeting





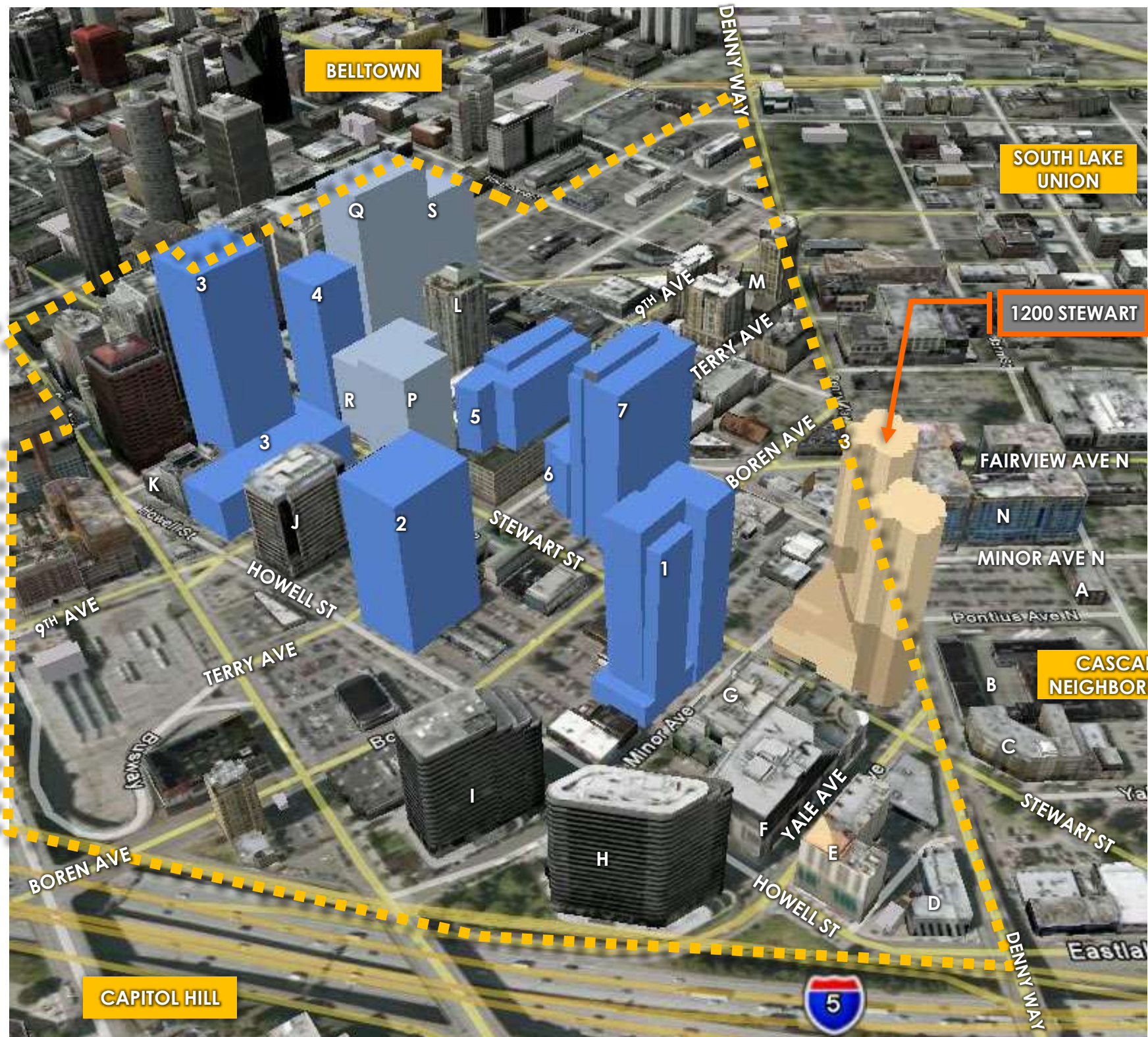
FUTURE PROJECTS

1. **1823 MINOR AVE:** 40-STORY, 366 UNIT RESIDENTIAL TOWER (KINNECTS)
2. **1800 TERRY AVE:** 30-STORY, 261 UNIT RESIDENTIAL TOWER
3. **811 STEWART ST:** 51-STORY 1,200 ROOM HOTEL WITH 100,000 SF CONVENTION CENTER AND 1,000 PARKING STALLS
4. **800 STEWART ST:** 35-STORY 300 UNIT RESIDENTIAL TOWER
5. **1915/1955 TERRY AVE:** PURCHASED BY CHILDREN'S HOSPITAL
- 6 & 7. **STEWART PLACE:** PURCHASED BY CHILDREN'S HOSPITAL

RECENTLY COMPLETED

FUTURE PROJECTS

PROPOSED PROJECT



EXISTING BUILDINGS

- A. RESIDENTIAL BUILDING
- B. GREYHOUND MAINTENANCE BUILDING
- C. RESIDENTIAL BUILDING
- D. **1811 EAST LAKE AVE:** 50 UNIT RESIDENTIAL BUILDING
- E. **1810 YALE AVE:** LODGING AND RESTAURANT (SPRING HILL SUITES)
- F. **METROPOLITAN PARK NORTH TOWER:** OFFICE BUILDING
- G. **BALFOUR APTS:** RESIDENTIAL BUILDING
- H. **METROPOLITAN PARK EAST TOWER:** OFFICE TOWER
- I. **METROPOLITAN PARK WEST TOWER:** OFFICE TOWER
- J. OFFICE TOWER (REGENCY BLUE)
- K. OFFICE BUILDING
- L. **819 VIRGINIA ST:** 33-STORY RESIDENTIAL TOWER (COSMOPOLITAN)
- M. **2200 WESTLAKE AVE:** MIXED USE LODGING AND RESIDENTIAL
- N. **116 FAIRVIEW AVE N:** 12-STORY, 310 UNIT SENIOR HOUSING (MIRABELLA)
- P. **1823 TERRY AVE:** 37-STORY, 326 UNIT RESIDENTIAL TOWER (ASPIRA)
- Q. **1918 8TH AVE:** 34-STORY OFFICE TOWER
- R. **818 STEWART ST:** 14-STORY OFFICE TOWER
- S. **2001 8TH AVE:** 28-STORY OFFICE TOWER (WEST 8TH)





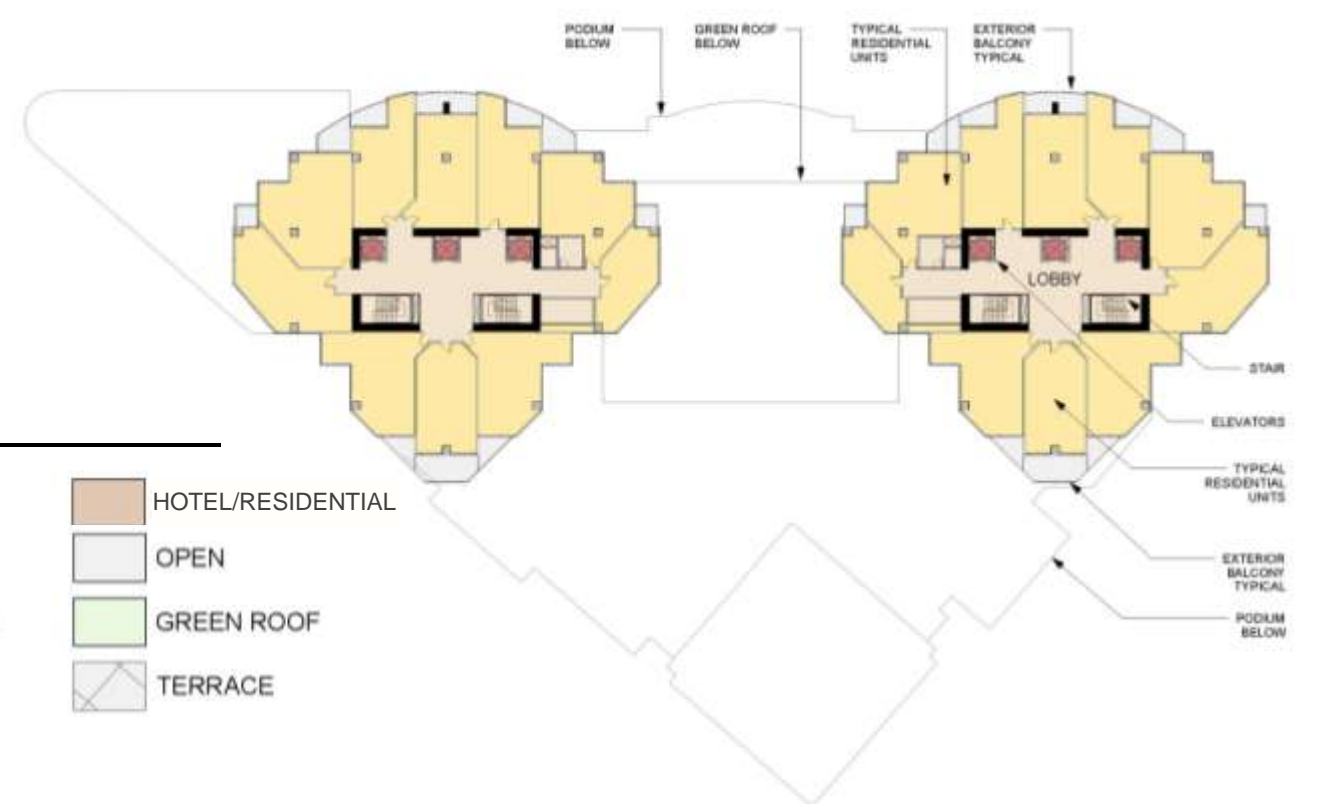
LEVEL 1 - STREET



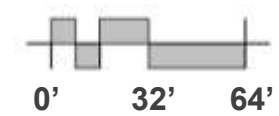
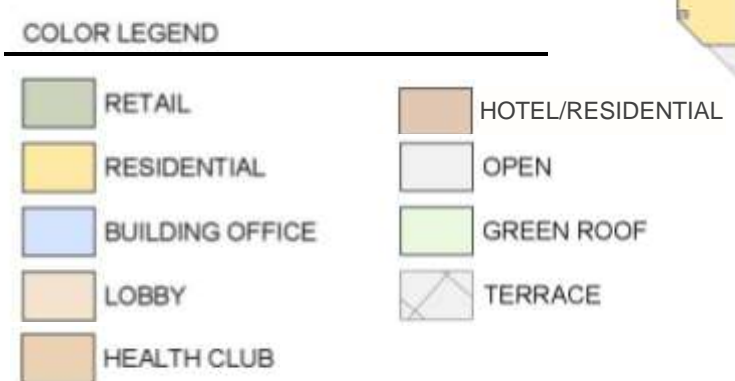
LEVELS 2 & 3 - HEALTH CLUB



LEVEL 6 - HOTEL/RESIDENTIAL AND PODIUM ROOF

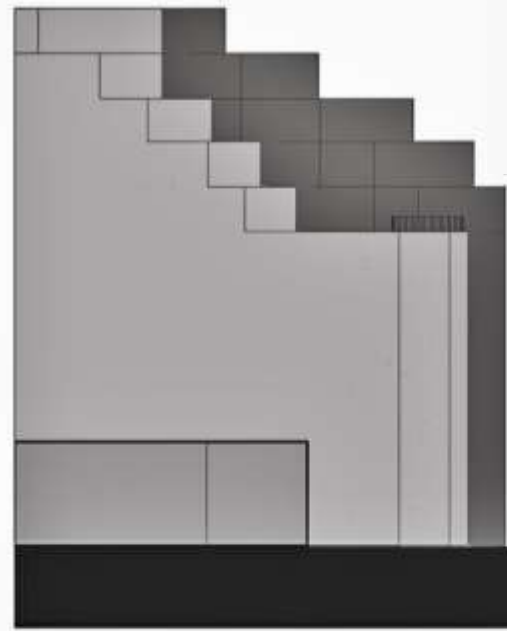


LEVELS 14-34 - TYPICAL RESIDENTIAL

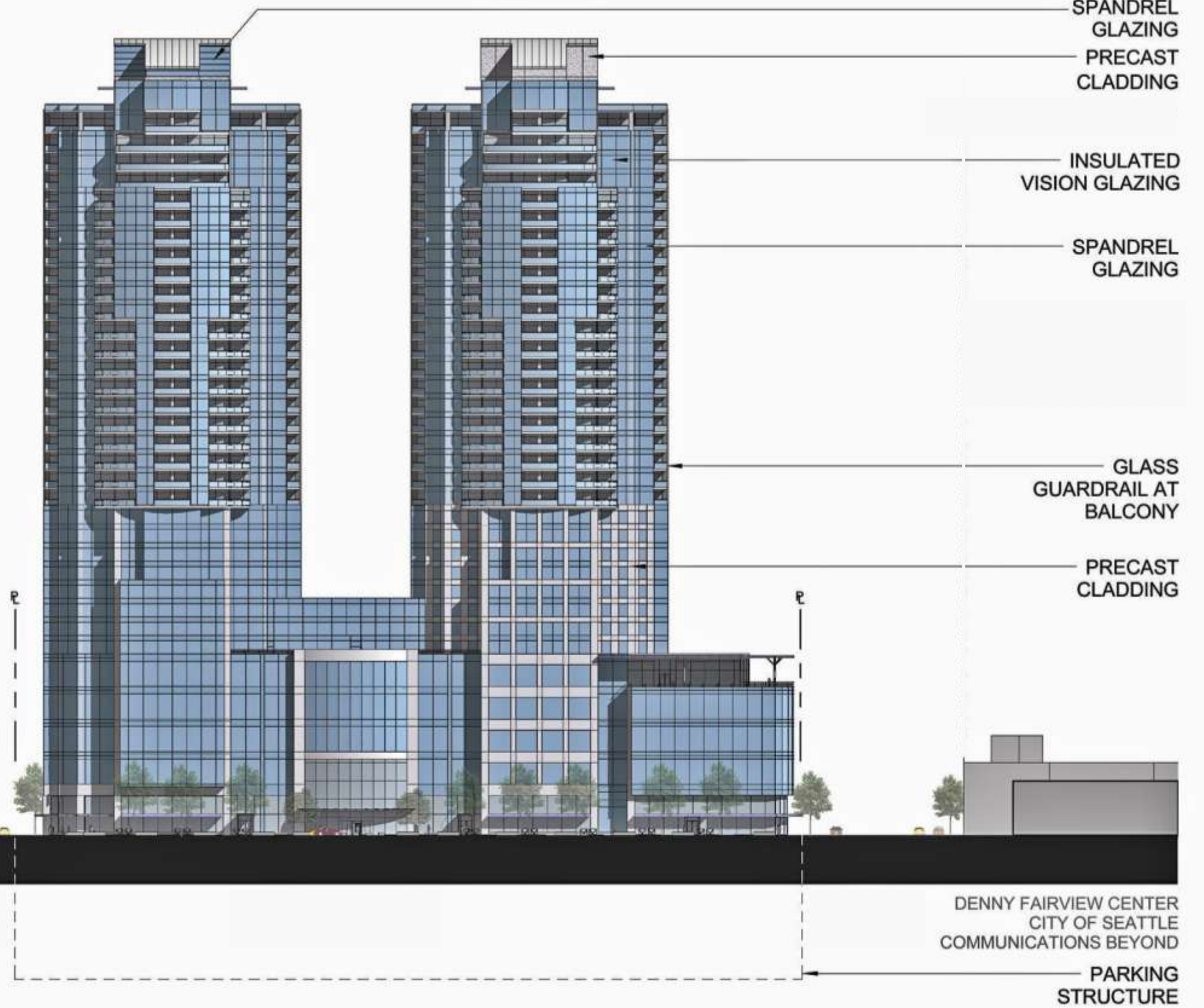




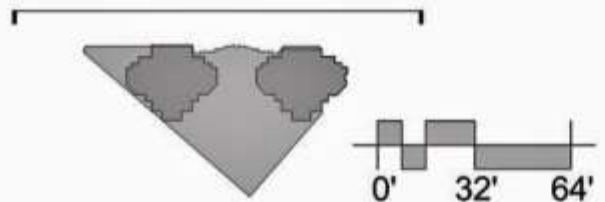
PREVIOUS DESIGN



ORION CENTER
METROPOLITAN PARK
NORTH TOWER BEYOND

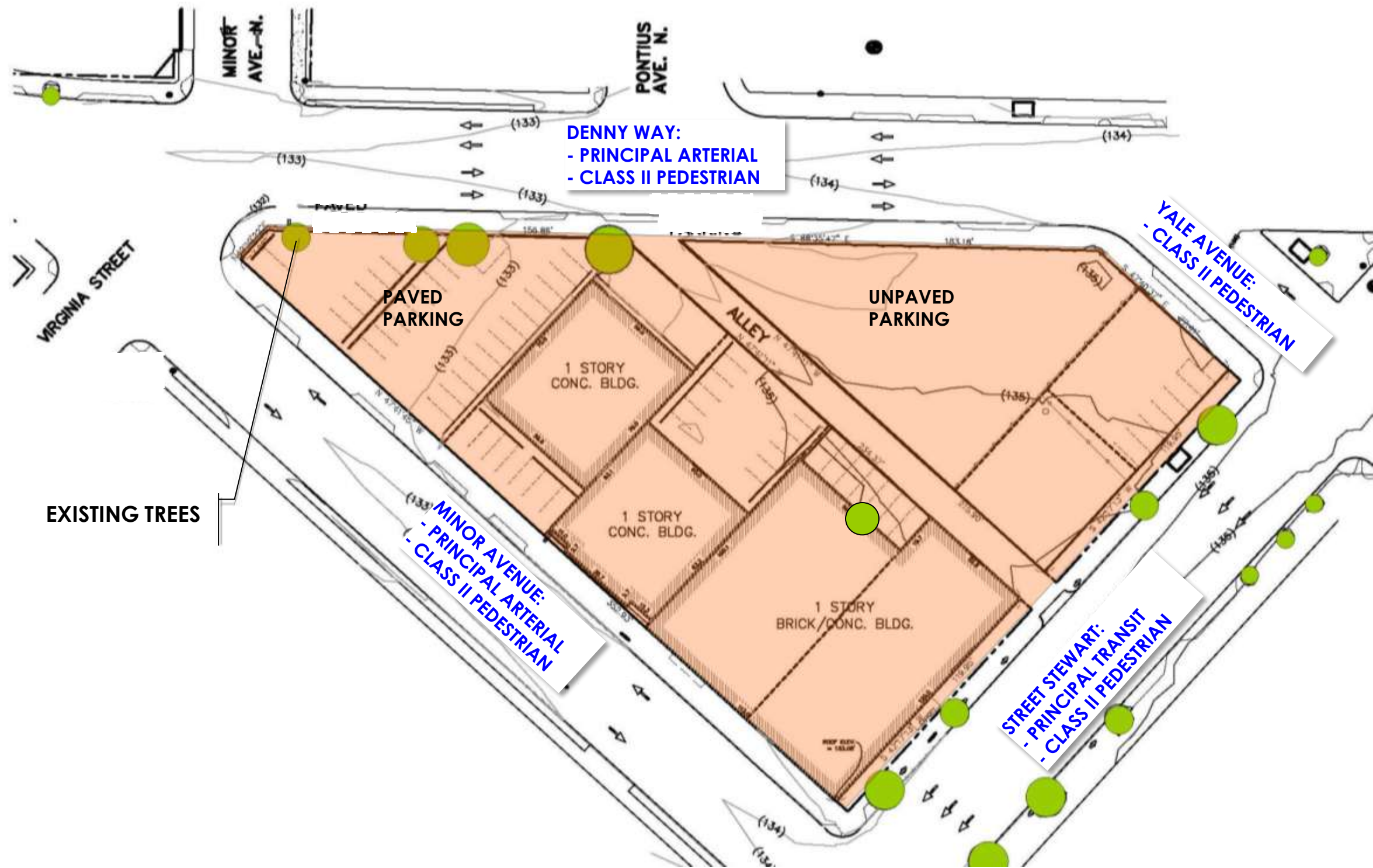


DENNY FAIRVIEW CENTER
CITY OF SEATTLE
COMMUNICATIONS BEYOND







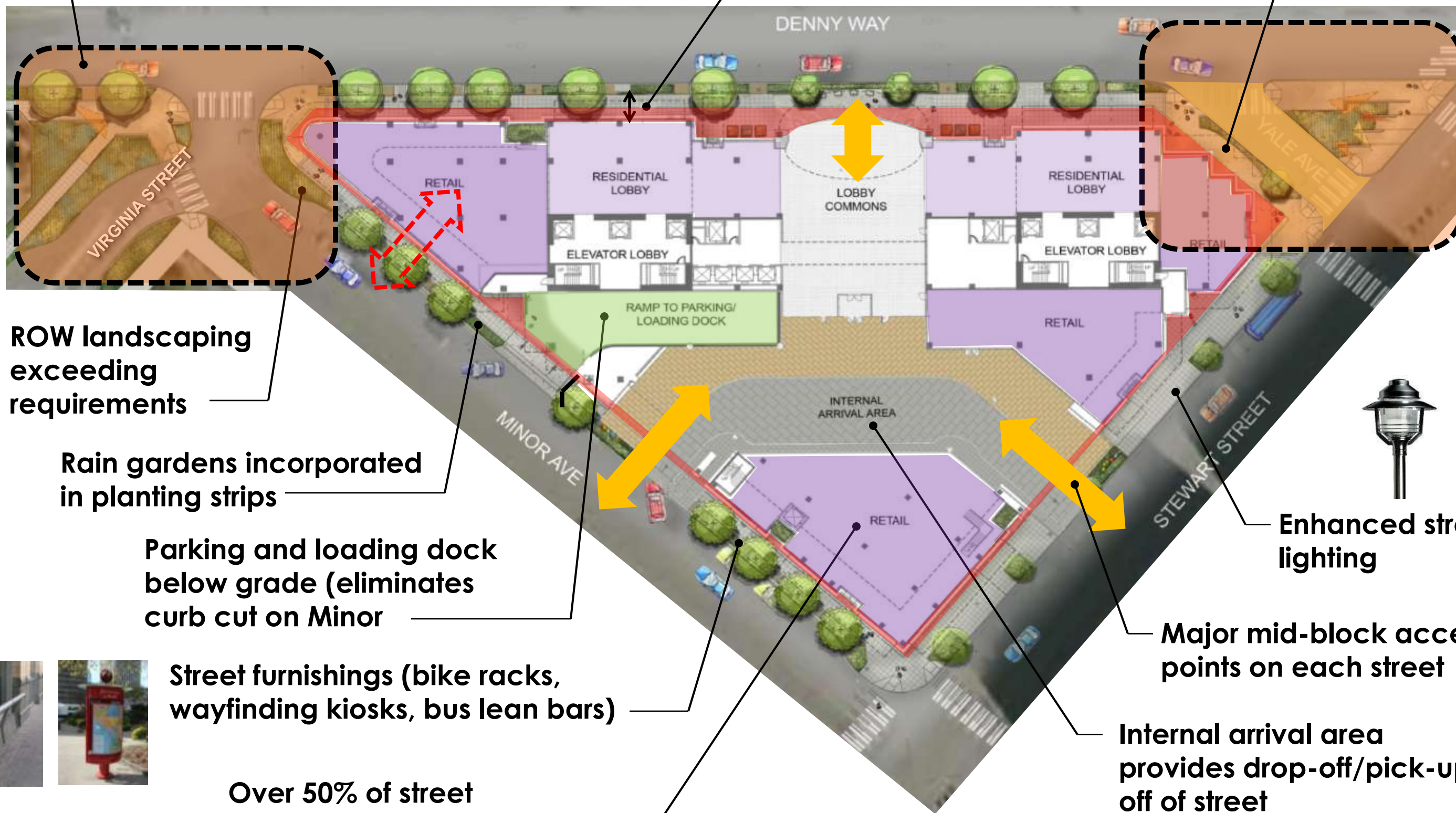




- “Encourage designers to provide a constant 15’-0” width along property edge”
- “Improve way building reads, while porous, it is not inviting”
- “Present a consistent response in both the architectural renderings and landscape plans”
- “Concerned about the lack of crosswalk markings in non-signalized intersections”
- “There is concern about the design of the Denny and Minor corner”
- “Provide maintenance agreement for offsite improvements”
- “Show more design details, materials, dimensions”
- “Concerned about the main entrance on Denny so that it doesn’t read as a mid-block drop-off - consider barriers and safety screening along Denny”
- “Concerned about Minor as pedestrian realm – Consolidate three curb cuts into two”
- “Concern about the language and style of the architecture in relation to its context”
- “Concern that the entries on Stewart and Minor are vehicle oriented and not perceived as pedestrian”
- “Coordinate with SPU to develop the rain gardens”
- “Consider incorporating the design of the future pedestrian crossing on Denny to the north”

Urban gardens on Denny & Minor and Denny & Yale

Increased sidewalk widths
Enhanced paving



ROW landscaping exceeding requirements

Rain gardens incorporated in planting strips

Parking and loading dock below grade (eliminates curb cut on Minor)

Street furnishings (bike racks, wayfinding kiosks, bus lean bars)

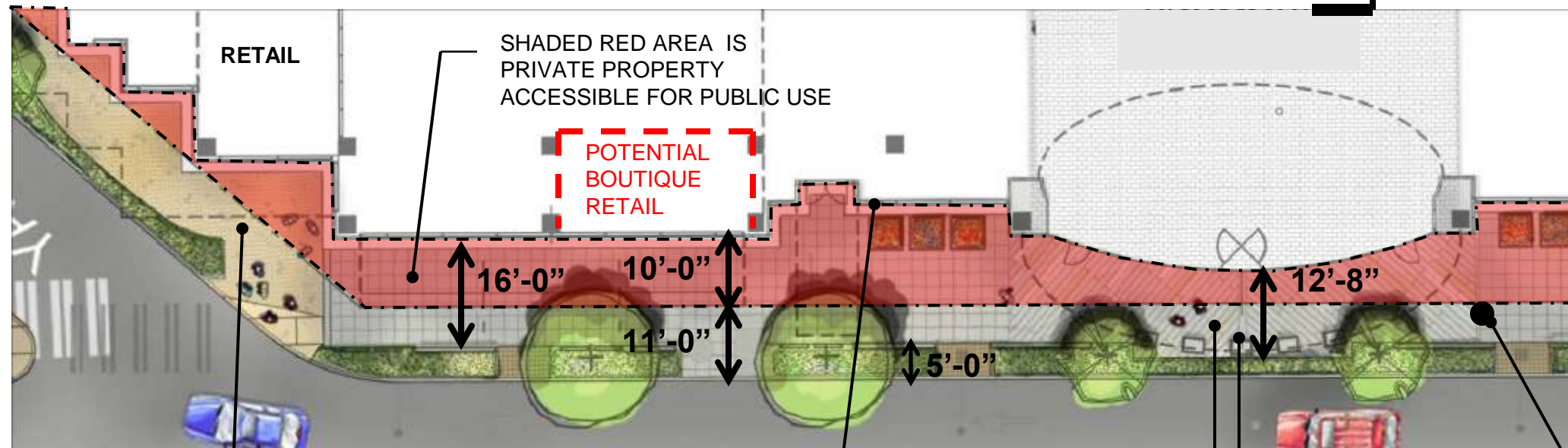
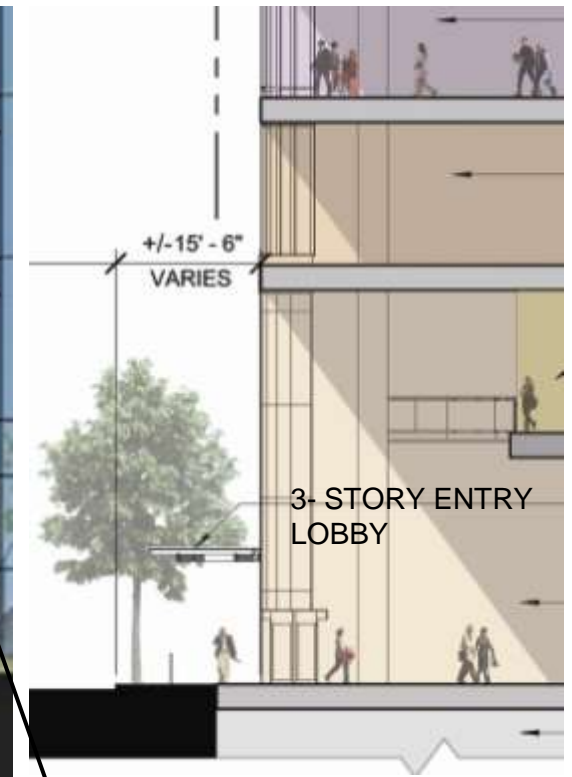
Over 50% of street frontage is retail



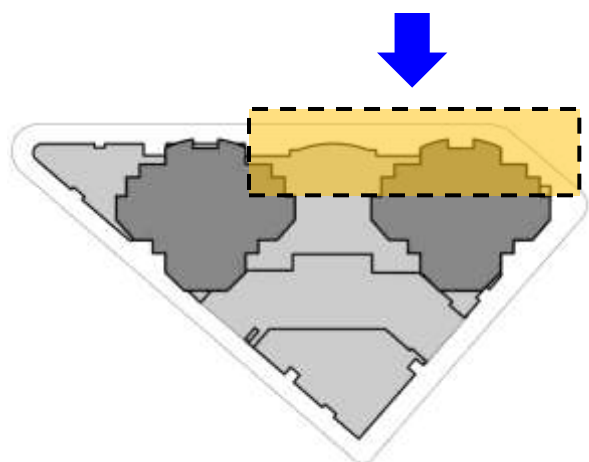
Internal arrival area provides drop-off/pick-up off of street

Major mid-block access points on each street

Enhanced street lighting



CURTAIN WALL GLAZING



SPECIALTY PAVING



GRANITE PAVING BAND



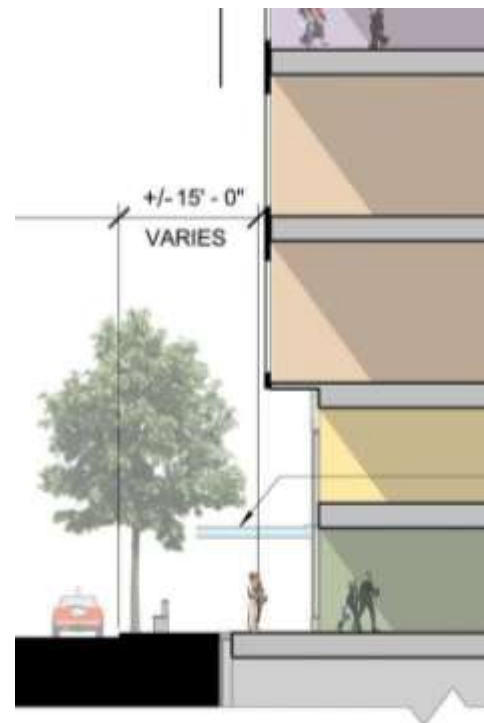
ENHANCED PAVING



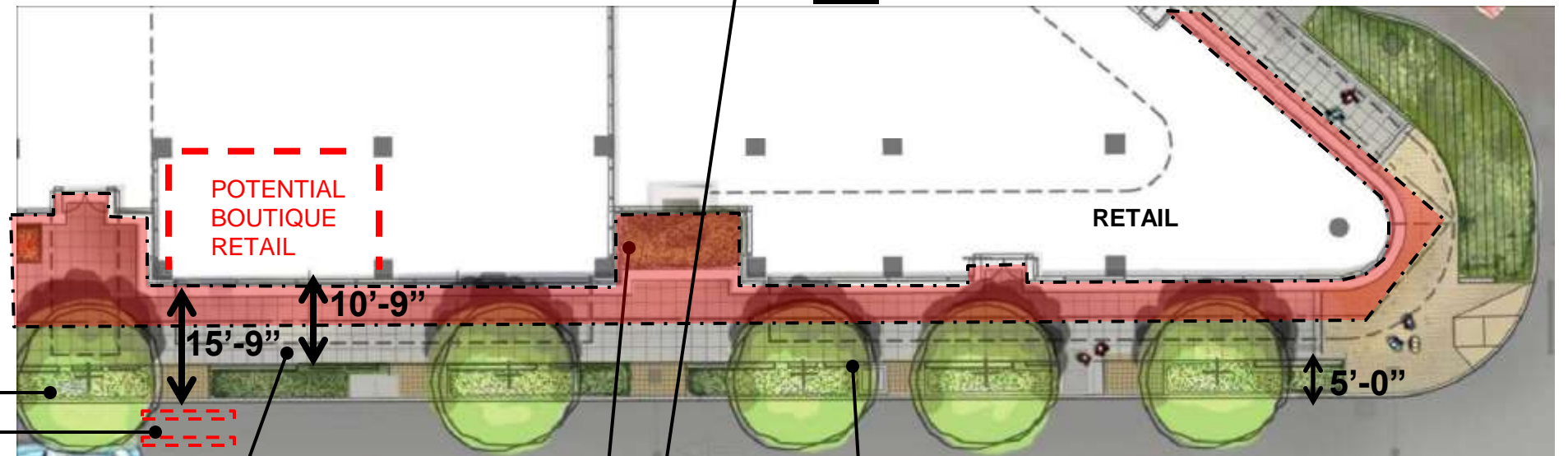
DECORATIVE SEATING



WAYFINDING KIOSK (THREE TOTAL ON SITE)



JAPANESE ZELKOVA



POTENTIAL CROSSWALK



BIKE RACKS (2 SETS ON EACH STREET FRONT)



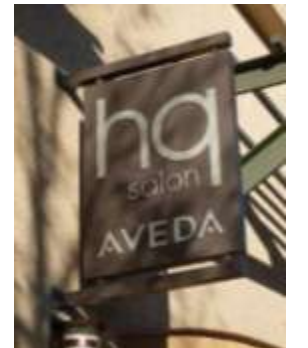
EMERALD SPREADING YEW



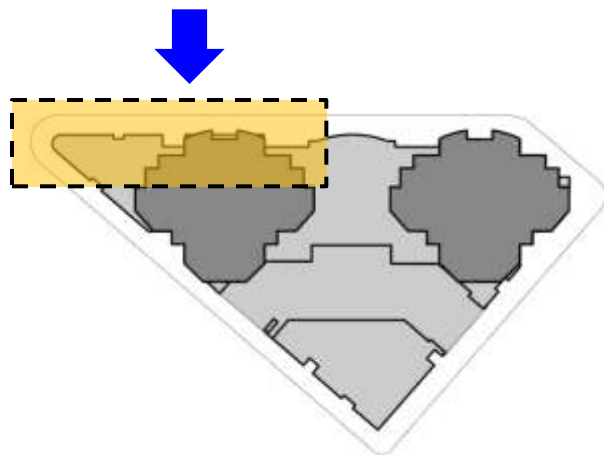
LIGHTING



GARDEN WALL

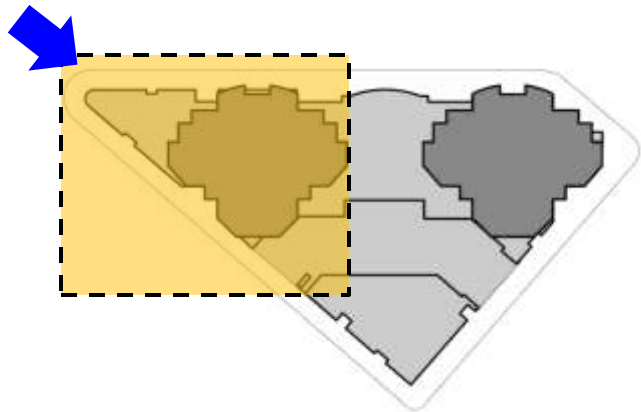
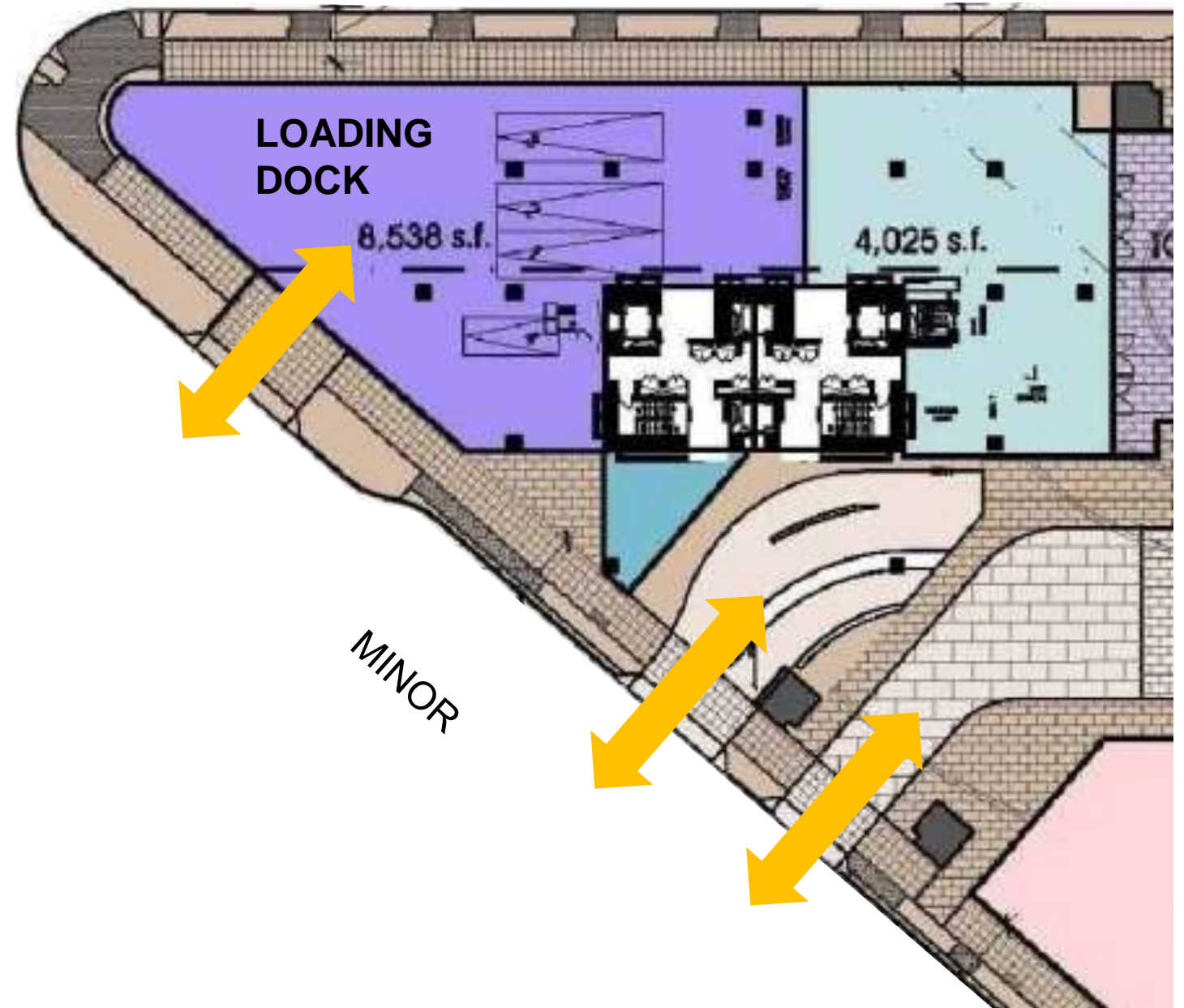


SIGNAGE



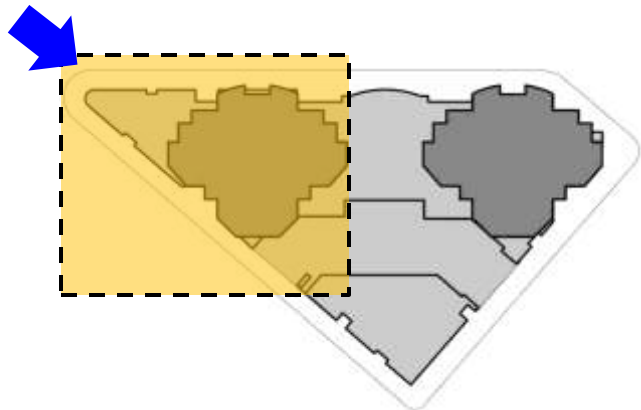
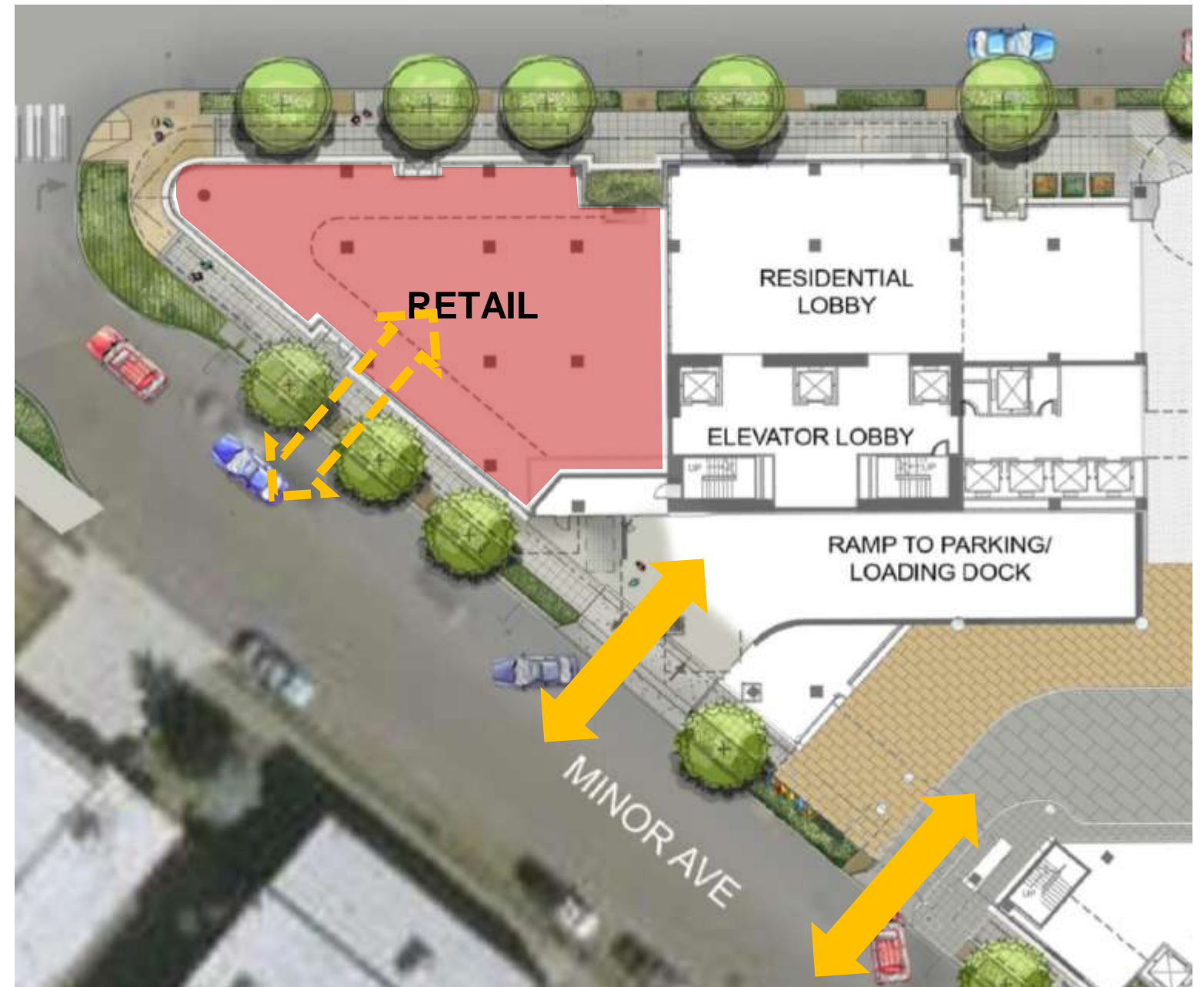


DENNY





- Loading dock moved below grade
- Full retail on important corner
- Eliminated one curb cut

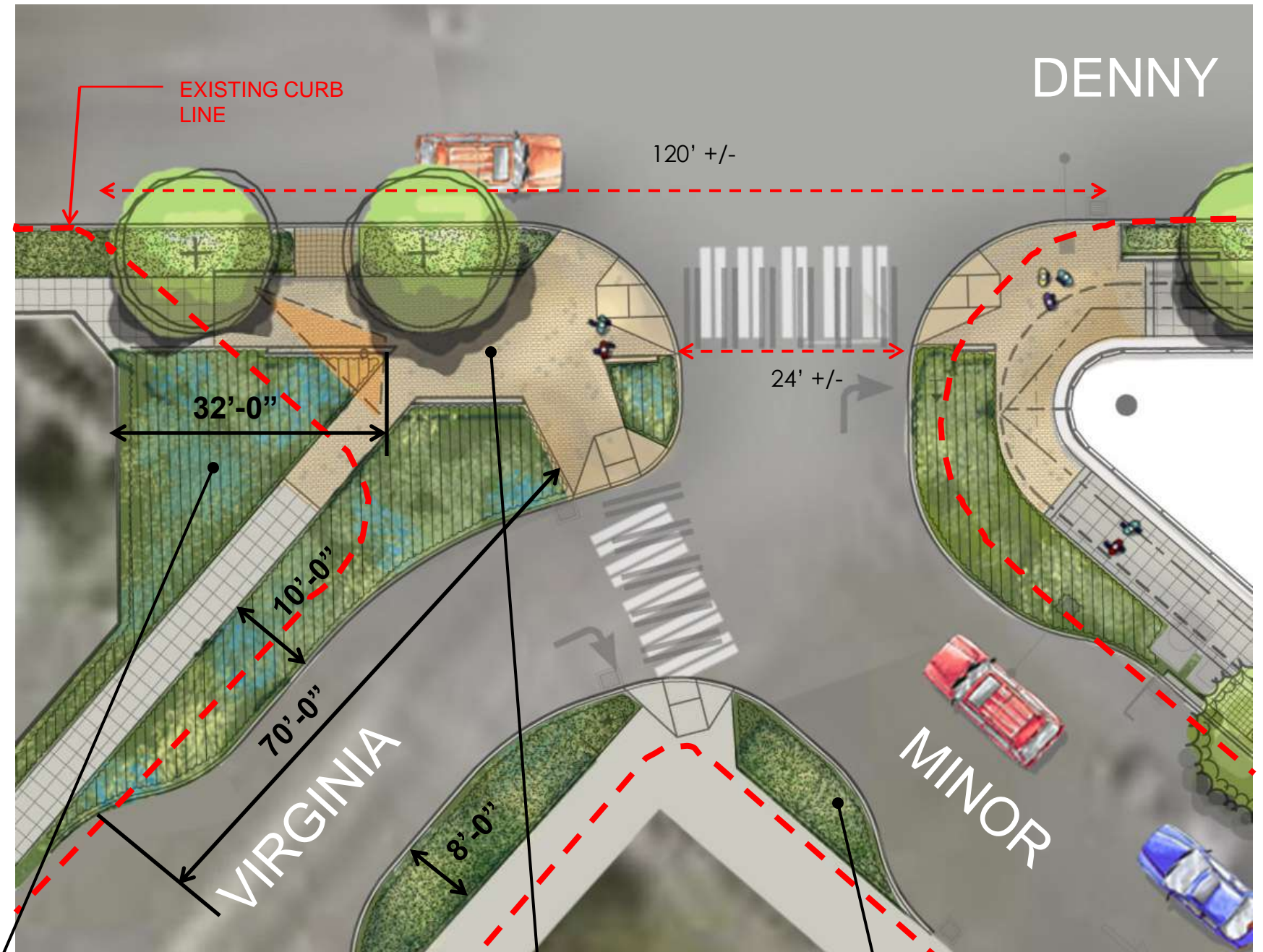




EXISTING CONDITION



RAIN GARDEN



RAIN GARDEN PLANTING



SPECIALTY PAVING

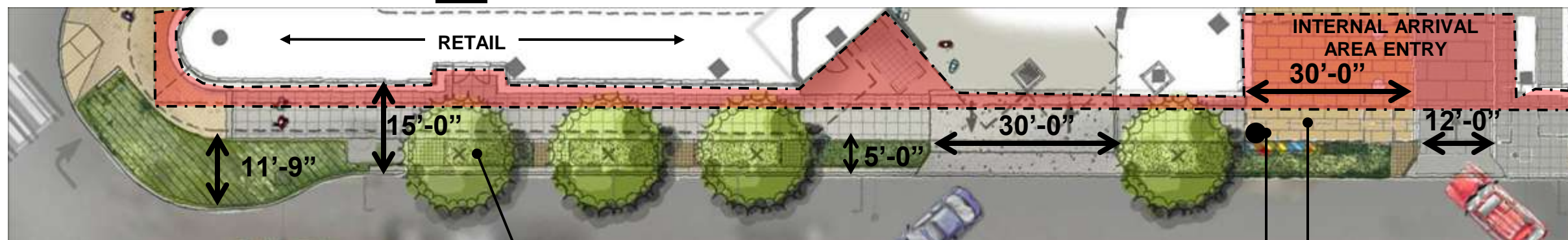
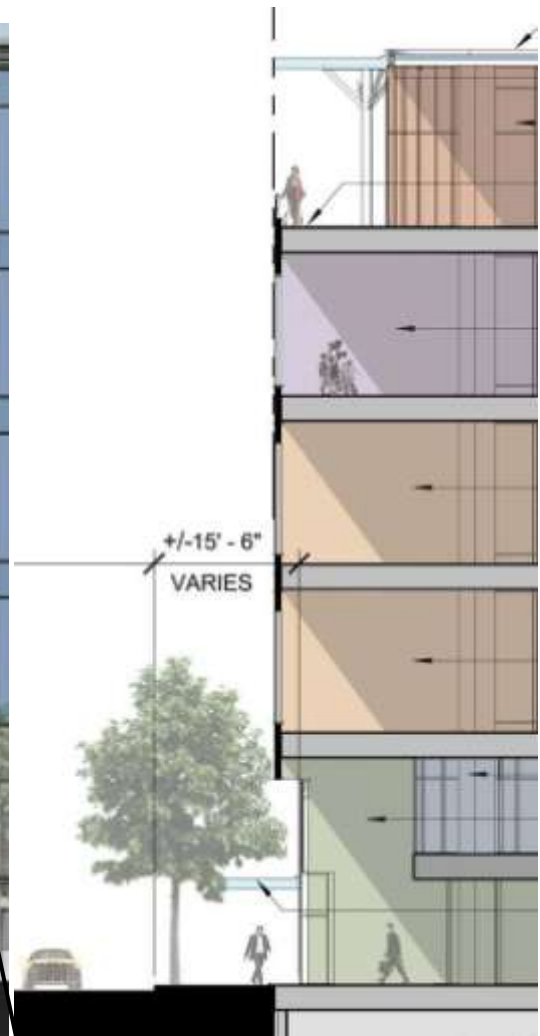


CURB-SIDE RAIN GARDEN

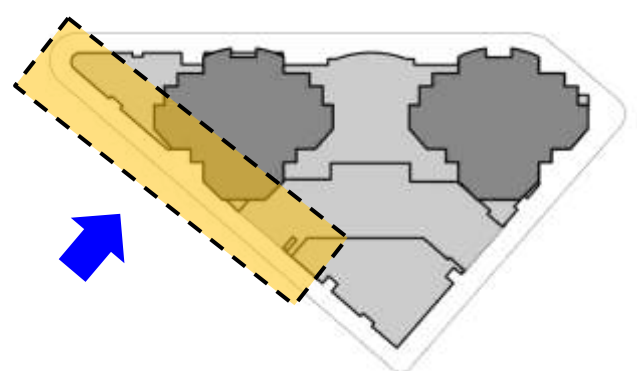
CONFORMS WITH SDOT DENNY CORRIDOR STUDY

DENNY AND MINOR – URBAN GARDEN





PRE-CAST CONCRETE



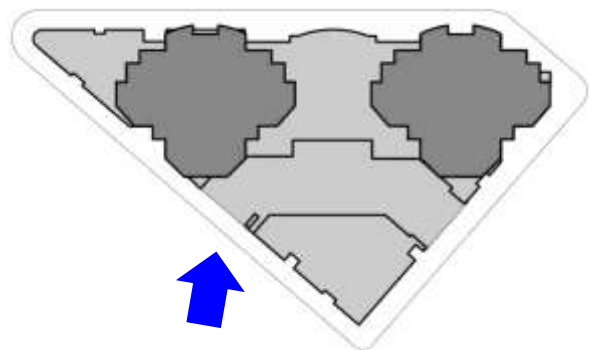
MAGNOLIA DENUDATA



WAYFINDING KIOSK



SPECIALTY PAVING TO SIGNIFY PEDESTRIAN ENTRANCE





GLASS CANOPIES



CANOPY DOWN-LIGHTS



CAR ENTRANCE

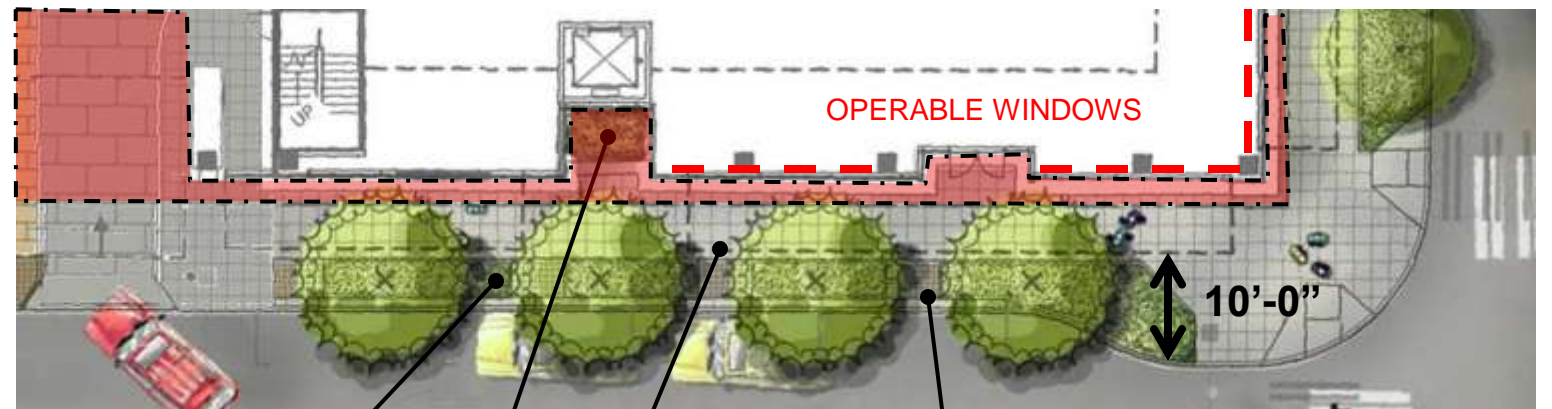
RESTAURANT



OPERABLE STOREFRONT SYSTEM



CURBSIDE PLANTING STRIP



OPERABLE WINDOWS

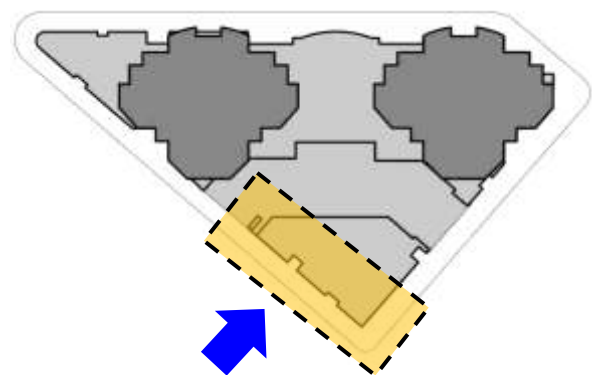
10'-0"

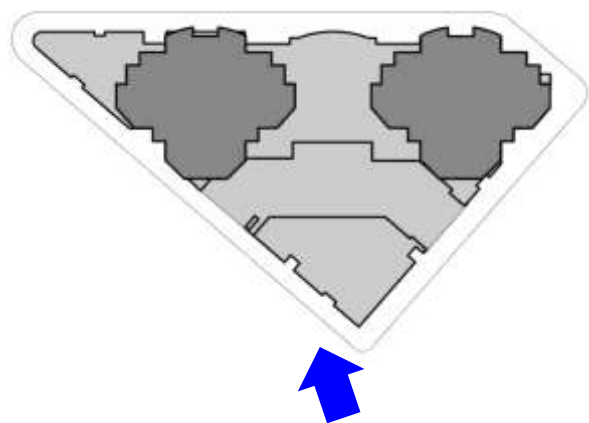
LANDSCAPED PEDESTRIAN EDDY

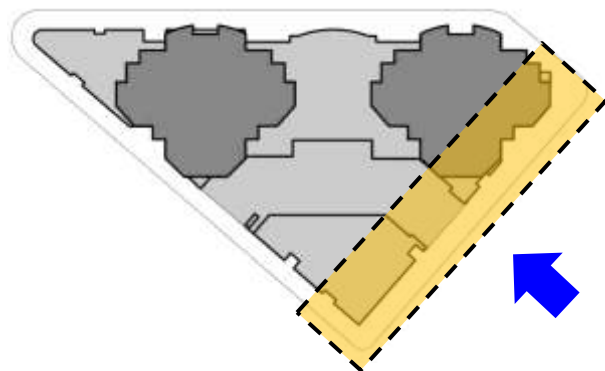
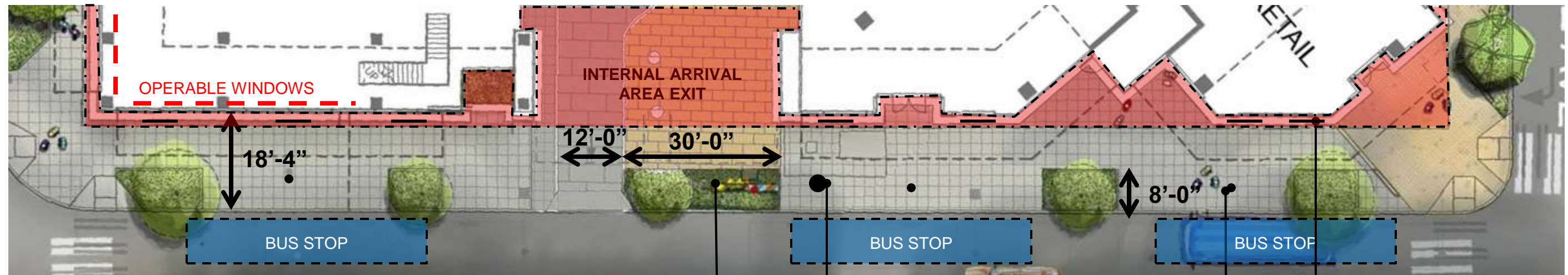
EDGE OF CANOPY DASHED, TYPICAL



PERMEABLE PAVERS







DECORATIVE METAL RAILING



WAYFINDING KIOSK



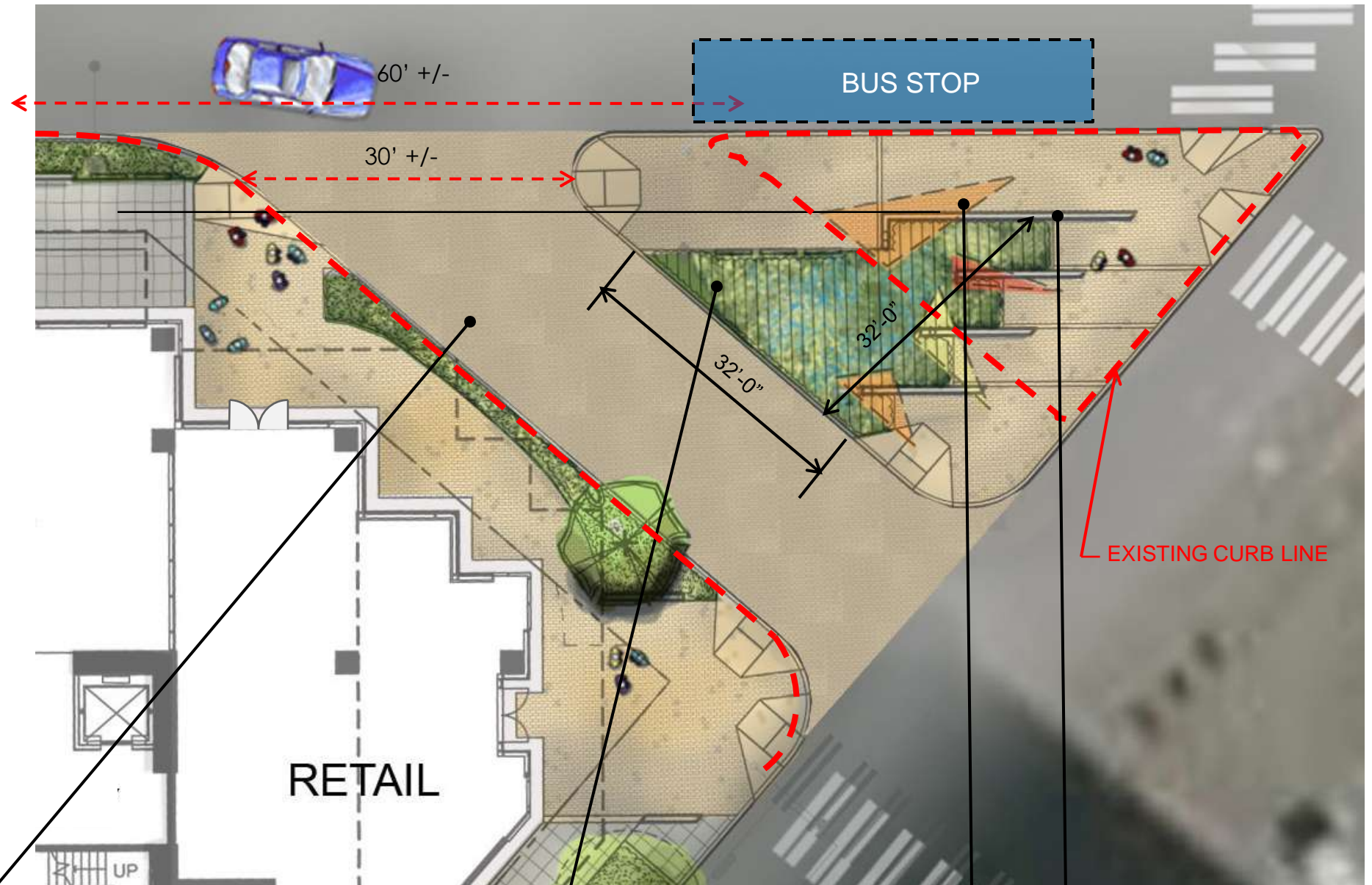
SDOT STANDARD PEDESTRIAN LIGHT STANDARD (3 PLACES)



BUS LEAN BARS TYPICAL ALONG BUILDING



PREVIOUS DESIGN



ALTERNATE PAVING IN ROADWAY



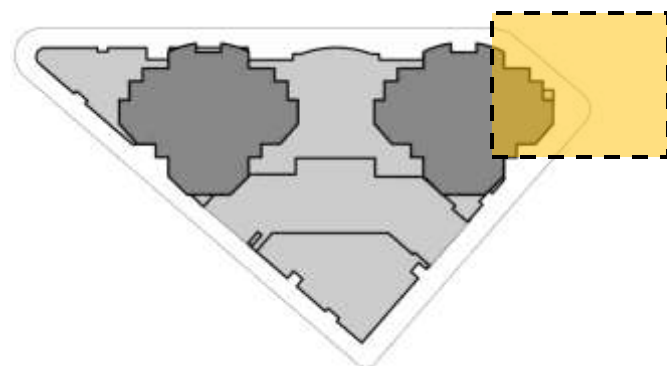
RAIN GARDEN



ENHANCED BUS SHELTER / ART INSTALLATIONS



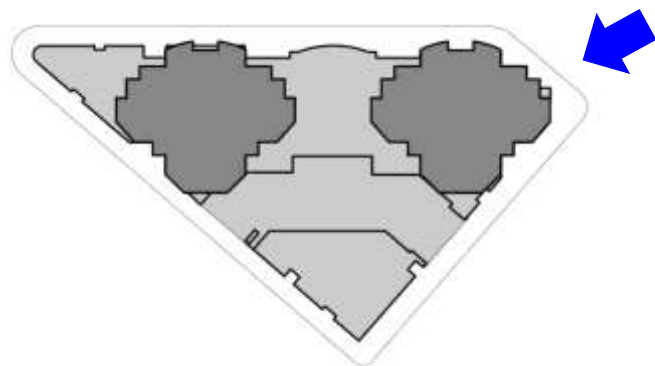
SEAT WALLS



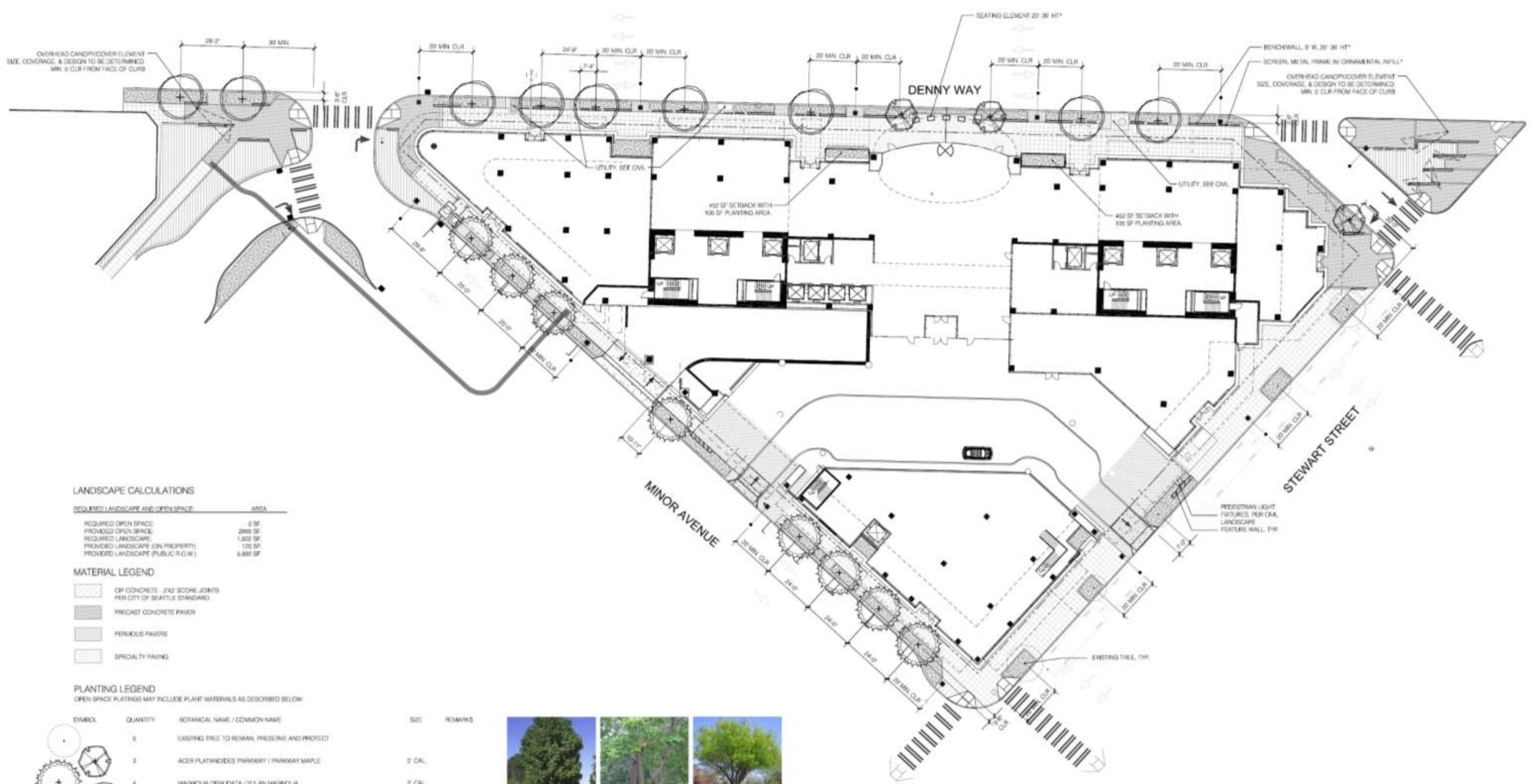
CONFORMS WITH SDOT DENNY CORRIDOR STUDY

DENNY AND YALE – URBAN GARDEN





YALE AVENUE - PERSPECTIVE



LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPE AND OPEN SPACE	AREA
REQUIRED OPEN SPACE	0 SF
PROVIDED OPEN SPACE	2960 SF
REQUIRED LANDSCAPE	1,800 SF
PROVIDED LANDSCAPE (ON PROPERTY)	1,000 SF
PROVIDED LANDSCAPE (PUBLIC R.O.W)	8,000 SF

MATERIAL LEGEND

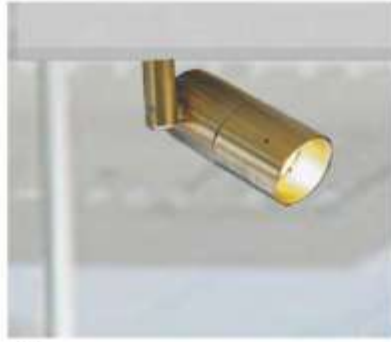
- CP CONCRETE - 2'X2' SCORE JOINTS PER CITY OF SEATTLE STANDARD
- PRECAST CONCRETE PAVER
- PERVIOUS PAVERS
- SPECIALTY PAVING

PLANTING LEGEND

OPEN SPACE PLANTINGS MAY INCLUDE PLANT MATERIALS AS DESCRIBED BELOW:

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	3	EXISTING TREE TO REMAIN, PRESERVE AND PROTECT		
	3	ACER PLATANOIDES PARKWAY / PARKWAY MAPLE	2' CAL	
	4	MAGNOLIA DEPENDATA / YULAN MAGNOLIA	2' CAL	
	3	ZELKOVA SERRATA MUSHASHINO / MUSHASHINO JAPANESE ZELKOVA	2' CAL	
		SHRUBS / GROUNDCOVER MAY INCLUDE: CORNUS STOLONIFERA KELSEY / DWARF REDTIG DOODWOOD PACHYRANDIA TERMINALIS / JAPANESE SPURGE FRAXINUS LAUROCARINATUS OTTO LUYKEN / OTTO LUYKEN LAUREL TAIUS CUSPIDATA EMERALD SPREADER / EMERALD SPREADING YEW ILEX X MONDO / HOLLY VIBURNUM DAVIDI / DAVID'S VIBURNUM		
		RAIN GARDEN PLANTING MAY INCLUDE: CAREX OENLIPTA / SLOUGH SEDGE CORNUS STOLONIFERA KELSEY / DWARF REDTIG DOODWOOD JUNCUS PATENS / SPREADING RUSH POSA SPP. / DWARF WILD ROSE SCIRPUS MICROCARPUS / SMALL FRUIT BULRUSH SYMPHYCARPOS ALBUS / SNOWBERRY		





A1



A2



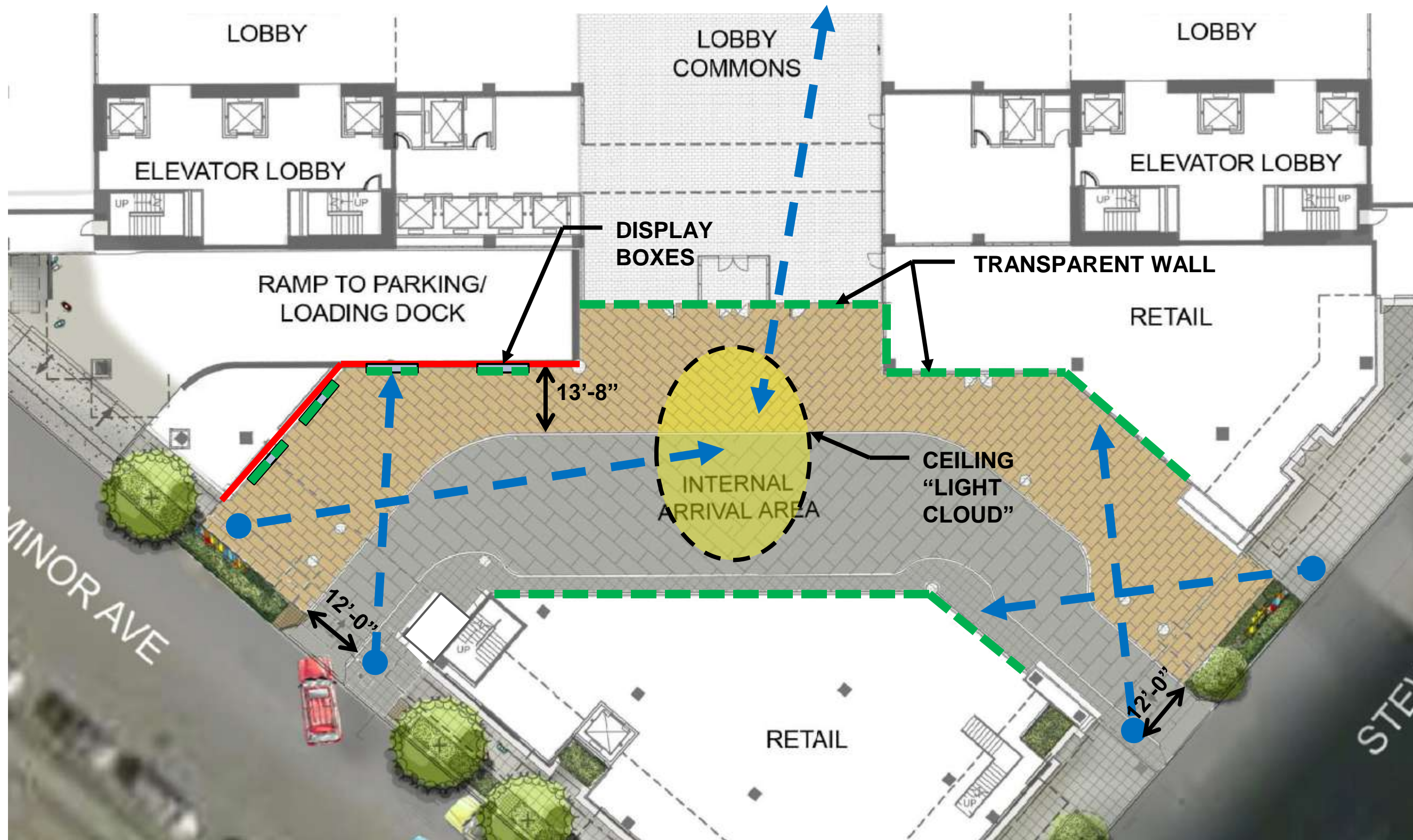
A3



A4



A5





INTERNAL ARRIVAL AREA PERSPECTIVE



- ✓ “Encourage designers to provide a constant 15’-0” width along property edge”
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